

Application ref: 2023/0969/P
Contact: Sofie Fieldsend
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Date: 18 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
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www.camden.gov.uk/planning

Resi
International House
Canterbury Crescent
Brixton
London
SW9 7QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
33 Gladys Road
London
NW6 2PU

Proposal:
Enlargement of rear dormer and installation of 2 front rooflights.
Drawing Nos: Site location plan; B175172-1100 Rev.A (received 29.3.23) and
B175172-3100 Rev.A (received 29.3.23).

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Site location plan; B175172-1100 Rev.A (received 29.3.23) and B175172-3100 Rev.A (received 29.3.23).

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017 and policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan 2015..

Informative(s):

- 1 Reasons for granting permission:

Planning permission was granted on 11.7.16 under ref. 2016/0972/P for the same development here and thus is a material consideration. Although the Camden Local Plan 2017 and CPG Home Improvements have been adopted since this decision in 2016 which has now lapsed, these policies and guidance on roof alterations have not significantly changed nor have the site circumstances.

The dormer extension would be similar to the detailed design of the existing dormer and it would be set down from the edges of the roof. The window would be a similar style to windows on the lower levels which is acceptable. It is noted that the positioning of the original dormer was allowed at appeal in 1997 under ref. PW9702408. It noted that the proposal would not be subject to public views from the street. The dormer is not considered to be a dominant addition on the roof slope and it is noted that dormers of this scale are not out of keeping with the prevailing pattern of development within the terrace and neighbouring streets. The two proposed rooflights on the front projecting gable roof would be subordinate in size and they would be fitted flush with the roof slope which is considered to be acceptable. The development is considered not to have a significant impact on the character of the host dwelling or the appearance of the surrounding area.

The proposal given its scale, siting and detailed design is not considered to harm neighbouring property's amenity in terms of light or outlook. The new window would serve a bathroom. Regardless of its use, it is noted on the previous approval that the outlook would be similar to the existing and, given the angle of the properties along Sherriff Road in relation to the new dormer window, it would not result in any direct overlooking or a harmful loss of privacy.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policy 2 of the Fortune Green and West

Hampstead Neighbourhood Plan 2015. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer